



INFORMATION PACKET





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mmp.maryland.gov

*Information provided in the Information Packet is accurate as of the date of printing.
However, some information is subject to change, and borrowers should talk to an MMP
approved lender before making decisions based on the document.*



INTRODUCTION

IS THE MARYLAND MORTGAGE PROGRAM RIGHT FOR ME?

Buying a home is a big deal. For Marylanders just like you, it may be the single largest purchase you make, and will impact your family's life and lifestyle for years to come.

For many people, becoming a homeowner can mean stability, greater control over how you live, and the potential for building wealth and equity for your family's future.

You may have heard about the Maryland Mortgage Program (MMP) from a friend or a neighbor, from an ad you saw on a fast-moving bus or from a flyer you picked up at an event, and now you're wondering if this program can help you move into a home of your own.

The Maryland Mortgage Program is a home loan program that's right for many Marylanders, is a safe and secure loan from Maryland's Housing Finance Agency, and has several important features:



DOWN PAYMENT & CLOSING COST ASSISTANCE

Generous interest-free, deferred loans to help you pay down payment and settlement expenses.

WHY

To help you get into your home faster, and start building equity now.



30-YEAR FIXED RATE

Competitive interest rates, locked in for 30 years.

WHY

So you know your repayments today, tomorrow, and for the life of your loan.



HOMEBUYER EDUCATION

FREE/LOW-COST Homebuyer classes to help you understand what it takes to purchase a home.

WHY

To give you the confidence and knowledge you need to make the right decisions.



DOWN PAYMENT & CLOSING COST ASSISTANCE

DOWN PAYMENT & CLOSING COST ASSISTANCE

The Maryland Mortgage Program provides significant support to homebuyers through Down Payment Assistance and Partner Match Programs, helping Marylanders who can sustainably afford the month-to-month costs of homeownership overcome upfront financial barriers associated with down payments and settlement expenses.

MMP DOWN PAYMENT ASSISTANCE FROM DHCD

Homebuyers that are eligible for a Maryland Mortgage Program home loan are also eligible for a Down Payment Assistance loan of up to \$5,000, to help cover the upfront costs of down payments and other settlement costs, such as title fees, appraisals, mortgage insurance premiums, hazard insurance and others.

This loan is provided to borrowers at 0% interest, and repayment (in full) is deferred to payoff, sale, transfer or refinancing of the property.

PARTNER MATCH LOANS FROM DHCD

In addition to regular Down Payment Assistance, MMP borrowers may also be able to receive financial assistance from other organizations to help them purchase a home. This financial assistance may be provided in any form (e.g. grant, loan or other) at the discretion of the contributing organization.

Many of these organizations are Partners with DHCD in supporting homeownership through the MMP Partner Match Programs. This additional loan can help MMP borrowers with down payments and settlement costs, through a dollar-for-dollar match of the combined contributions of the partner organizations, up to a maximum of \$2,500, which, like Down Payment Assistance, comes in the form of a 0%, deferred loan.

The three Partner Match initiatives are:

House Keys 4 Employees (HK4E) – participating organizations are employers that provide financial support as an employment benefit for employees to purchase a home. The list of participating employers can be found on the MMP website at <http://mmp.maryland.gov/Pages/Partner-Employers.aspx>. For homebuyers that receive support through HK4E, an additional \$1,000 (0% deferred loan) is available through Smart Keys 4 Employees (SK4E) if the purchased property is located in a Priority Funding Area AND the property is close to the borrower's place of employment (defined as being either within the same county as the place of employment or within 10 miles).

Builder/Developer Incentive Program (BDIP) – participating organizations are builders and developers that provide financial support to purchase or build their homes. Participating firms can be found on the MMP website at <http://mmp.maryland.gov/Pages/Builders-and-Developers.aspx>.

Community Partner Incentive Program (CPIP) – participating organizations are foundations, nonprofit organizations and local governments that support affordable homeownership opportunities by providing financial assistance. Participating organizations can be found on the MMP website at <http://mmp.maryland.gov/Pages/Community-Organizations.aspx>.



ELIGIBILITY

Many people throughout Maryland are eligible to apply for a home loan and down payment assistance through the Maryland Mortgage Program. The following criteria must be met for a borrower or co-borrowers to be eligible to start the application process:

1	FIRST-TIME HOMEBUYERS	MMP borrowers must be First-Time Homebuyers, which are defined as individuals who have not owned a home for at least three years. Exceptions to this include borrowers who are purchasing a home in a Targeted Area (see Section 7 - Eligible Locations of Properties for a description of Targeted Areas), and Military Veterans, who may use a one-time exemption from First Time Homebuyer requirements with submission of Form DD-214.
2	HOUSEHOLD INCOME LIMITS	There are upper limits that apply to a borrower's total household income. The exact limit depends on the size of the household and the Maryland location where the property is being purchased. Refer to the "Income and Purchase Price Limits" table on the following page, or at the link below, for details of these limits by household size and location. http://mmp.maryland.gov/Lenders/Pages/Income-and-Purchase-Limits.aspx
3	PROPERTY AS PRIMARY RESIDENCE	The purchased property must be for the borrower to live in as their primary residence – an MMP loan cannot be used to purchase an investment property or a house for someone else to live in.
4	COMPLETION OF HOMEBUYER EDUCATION	All borrowers must complete a Homebuyer Education class – in some counties this needs to be done before a contract is signed on a house. An MMP approved lender can help borrowers identify any special homebuyer education requirements in a jurisdiction where a property is being purchased. The MMP website has details of Homebuyer Education classes available by region at http://mmp.maryland.gov/Pages/Homebuyer-Education-Classes.aspx
5	SOME PROPERTY RESTRICTIONS APPLY	New construction homes, or properties less than one year old, can only be purchased with an MMP loan if they are within a Priority Funding Area. Eligible properties are single-family, one-unit residences, including townhomes, detached or semi-detached homes. Second homes, rental properties, condominiums or manufactured homes are not eligible properties under MMP.
6	LIQUID ASSETS	Limits apply to the amount of liquid assets a borrower may have. An MMP approved lender will apply an Asset Test for borrowers whose liquid assets equal or exceed 20% of the purchase price of the property to help determine eligibility.

Being eligible for the Maryland Mortgage Program doesn't automatically mean that an applicant will be approved for a home loan. Standard underwriting practices apply, which means that a loan officer will consider a range of factors when determining whether funds can be borrowed to purchase a home and how much can be borrowed. Factors like income and current debt, employment status and credit history will be considered, and an MMP approved lender will collect and submit documentation on these factors to support an application for a mortgage.

TO LEARN ABOUT ELIGIBILITY REQUIREMENTS GO TO MMP.MARYLAND.GOV AND SEARCH FOR "ELIGIBILITY"



INCOME & PURCHASE PRICE LIMITS

County / City	Targeted Area	Household Size	Income Limits		Maximum Acquisition Costs		FHA Max. Mortgage Amounts
			Non-Targeted	Targeted	Non-Targeted	Targeted	
Allegany	Yes	1 or 2		\$106,080		\$289,470	\$271,050
		3 or more		\$123,760			
Anne Arundel	Partial	1 or 2	\$102,720	\$106,080	\$429,620	\$525,091	\$525,091
		3 or more	\$119,840	\$123,760			
Baltimore City	Yes	1 or 2		\$106,080		\$525,091	\$525,091
		3 or more		\$123,760			
Baltimore County	Partial	1 or 2	\$102,720	\$106,080	\$429,620	\$525,091	\$525,091
		3 or more	\$119,840	\$123,760			
Calvert	No	1 or 2	\$128,760		\$429,620		\$429,620
		3 or more	\$150,220				
Caroline	Yes	1 or 2		\$106,080		\$289,470	\$271,050
		3 or more		\$123,760			
Carroll	No	1 or 2	\$102,720		\$429,620		\$429,620
		3 or more	\$119,840				
Cecil	No	1 or 2	\$95,040		\$346,601		\$420,000
		3 or more	\$110,880				
Charles	No	1 or 2	\$128,760		\$429,620		\$429,620
		3 or more	\$150,220				
Dorchester	Yes	1 or 2		\$106,080		\$289,470	\$271,050
		3 or more		\$123,760			
Frederick	Partial	1 or 2	\$128,760	\$128,760	\$429,620	\$525,091	\$525,091
		3 or more	\$150,220	\$150,220			
Garrett	Yes	1 or 2		\$106,080		\$467,232	\$437,500
		3 or more		\$123,760			
Harford	Partial	1 or 2	\$102,720	\$106,080	\$429,620	\$525,091	\$525,091
		3 or more	\$119,840	\$123,760			
Howard	No	1 or 2	\$102,720		\$429,620		\$429,620
		3 or more	\$119,840				
Kent	Yes	1 or 2		\$106,080		\$359,798	\$343,750
		3 or more		\$123,760			
Montgomery	Partial	1 or 2	\$128,760	\$128,760	\$429,620	\$525,091	\$429,620
		3 or more	\$150,220	\$150,220			
Prince George's	Partial	1 or 2	\$128,760	\$128,760	\$429,620	\$525,091	\$525,091
		3 or more	\$150,220	\$150,220			
Queen Anne's	No	1 or 2	\$102,720		\$429,620		\$429,620
		3 or more	\$119,840				
St. Mary's	No	1 or 2	\$101,300		\$343,125		\$343,125
		3 or more	\$116,495				
Somerset	Yes	1 or 2		\$106,080		\$351,092	\$328,750
		3 or more		\$123,760			
Talbot	No	1 or 2	\$96,960		\$334,125		\$334,125
		3 or more	\$113,120				
Washington	Partial	1 or 2	\$88,400	\$106,080	\$329,854	\$403,155	\$377,500
		3 or more	\$101,660	\$123,760			
Wicomico	Partial	1 or 2	\$88,400	\$106,080	\$287,257	\$351,092	\$328,750
		3 or more	\$101,660	\$123,760			
Worcester	No	1 or 2	\$88,400		\$382,281		\$437,500
		3 or more	\$101,660				

For an FHA-insured loan, the Maximum Loan Amount for the Maryland Mortgage Program under the MBS Program is the LESSER of \$417,000 or the FHA Maximum Mortgage Amount (may only be exceeded by the amount of the FHA Up Front Mortgage Insurance Premium). For a VA-guaranteed loan; RHS-guaranteed loan; or a conventional loan, the Maximum Loan Amount for the Maryland Mortgage Program is \$417,000.

Income limits for an RHS-guaranteed loan are the LESSER of the Maryland Mortgage Program Income Limits referenced above or the RHS Guaranteed Housing Program Income Limits



HOMEBUYER EDUCATION

Completing a Homebuyer Education class is a necessary part of becoming eligible for an MMP Loan and Down Payment Assistance. Lenders are required to include a copy of your Homebuyer Education Completion Certificate in a submission to CDA. Many Homebuyer Education class providers are listed on the following page, but other options may be available in most counties.

Note that there are special requirements for Homebuyer Education for borrowers seeking to purchase a home using the Maryland Mortgage Program in some jurisdictions, as described in the table below.

<p>ANNE ARUNDEL COUNTY (Does not include City of Annapolis)</p>	<p>Homebuyer Education must be provided by a HUD-Approved housing counseling agency</p> <p>The borrower must complete a Homebuyer Education course that includes at least eight hours of education on credit, budget, savings, the settlement process, and mortgage products.</p>
<p>BALTIMORE CITY</p>	<p>First-Time Homebuyers (see "Definitions" below) receiving funds from a Baltimore City program to help purchase a home in Baltimore City must complete Homebuyer Education with an organization approved by Baltimore City, and obtain a certificate of completion BEFORE ENTERING INTO A CONTRACT OF SALE to purchase a home.</p> <p>Move-Up Homebuyers (see "Definitions" below) receiving funds from a Baltimore City program to help purchase a home in Baltimore City must complete Homebuyer Education with an organization approved by Baltimore City, and obtain a certificate of completion BEFORE CLOSING.</p>
<p>BALTIMORE COUNTY</p>	<p>Homebuyer Education must be received from one of the following agencies:</p> <ul style="list-style-type: none"> - Diversified Housing Development - Harbel Housing Partnership Program - Neighborhood Housing Services of Baltimore Inc. - Southeast CDC <p>Workshop and individual counseling must be completed and a certificate of completion received BEFORE THE BORROWER ENTERS INTO A CONTRACT OF SALE to purchase a home.</p>
<p>HARFORD COUNTY</p>	<p>Homebuyer Education must include a minimum of two hours of one-on-one, face-to-face counseling and three hours of workshop counseling conducted by a HUD-approved housing counseling agency or by a lender that uses the services of a mortgage insurer with an established education/counseling program.</p>

Definitions - A "First-Time Homebuyer" is defined as someone who has not owned a principal residence in the last three years. A "Move-Up Homebuyer" is someone who has owned a principal residence in the last three years, and is purchasing a new home. To qualify for Maryland Mortgage Program loan products, Move-Up Homebuyers must sell their currently-owned residential property before purchasing their new home.



HOME BUYER EDUCATION

WESTERN MARYLAND

(Allegany, Frederick, Garrett and Washington counties)

★ **Cumberland Neighborhood Housing Services, Inc.**
400 N. Mechanic Street
Cumberland MD 21502
301-722-6958

★ **Frederick Community Action Agency**
100 S. Market Street
Frederick, MD 21701
301-600-1506

★ **Garrett County Community Action Committee, Inc.**
104 E. Center Street
Oakland, MD 21550
301-334-9431

★ **Hagerstown Home Store**
21 East Franklin Street
Hagerstown, MD 21740
301-797-0900

Interfaith Housing Alliance, Inc.
731 N. Market Street
Frederick MD 21701
800-836-6088

★ **Washington County Community Action Council, Inc.**
101 Summit Avenue
Hagerstown, MD 21740
301-797-4161

SOUTHERN MARYLAND

(Calvert, Charles and St. Mary's counties)

★ **Southern Maryland Tri-County Community Action Committee, Inc.**
8383 Leonardtown Road
Hughesville, MD 20637
301-274-4474 ext. 262

GREATER WASHINGTON

(Montgomery and Prince George's counties)

★ **Asian-American Homeownership Counseling, Inc. (AAHC)**
12320 Parklawn Dr., #239
Rockville, MD 20852
301-760-7636
Bi-lingual (Korean, Chinese, Vietnamese & Spanish)

★ **Greater Washington Urban League**
6200 Baltimore Avenue, Suite 303
Riverdale, MD 20737
301-985-3519

★ **HomeFree-USA**
3401A E. West Hwy.
Hyattsville, MD 20782
301-891-8400

Housing & Community Initiatives, Inc.
444 N. Frederick Avenue, Suite 305
Gaithersburg, MD 20877
301-590-2765

★ **Housing Initiative Partnership, Inc.**
6525 Belcrest Road, Suite 555
Hyattsville, MD 20782
301-699-3835
(Spanish)

★ **Housing Options and Planning Enterprises, Inc. (HOPE)**
6188 Oxon Hill Road, Suite 700
Oxon Hill MD 20745
301-567-3330

★ **Kairos Development Corp.**
5601 Old Branch Avenue
Camp Springs, MD 20746
301-899-1180

Latino Economic Development Corp.
2405 Price Avenue
Wheaton MD 20902
866-977-LEDCE
(Spanish)

★ **Money Management International**
15847 Crabbs Branch Way
Rockville, MD 20855
866-515-2227

★ **Roots, of Mankind Corp.**
4273 Branch Avenue, Suite 205
Temple Hills, MD 20748
301-899-6800

★ **Sowing Empowerment and Economic Development, Inc. (SEED)**
6201 Riverdale Road, #200
Riverdale, MD 20737
301-458-9808

Unity Economic Development Corp.
5801 Allentown Road, Suite 309
Suitland, MD 20746
301-505-0331

EASTERN SHORE

(Caroline, Cecil, Dorchester, Kent, Queen Anne's, Somerset, Talbot, Wicomico and Worcester counties)

★ **Cecil County Housing Agency**
200 Chesapeake Blvd.
Suite 1800
Elkton, MD 21921
410-996-8216

Delmarva Community Services, Inc.
435 High Street
Cambridge, MD 21613
410-901-2991 ext. 14

★ **The Maryland Rural Development Corp.**
101 Cedar Lane, PO Box 739
Greensboro, MD 21639
410-479-3566 ext. 12
(French)

★ **Salisbury Neighborhood Housing Service, Inc.**
400 Snow Hill Road
Salisbury, MD 21804
410-543-4626

★ **Shore Up! Inc.**
520 Snow Hill Road
Salisbury, MD 21804
410-749-1142 ext. 307

Talbot County Dept. of Housing
11 N. Washington Street
Easton, MD 21601
410-770-6821

Visions America Community Development Corporation
401 Washington Street
Cambridge, MD 21613
410-901-9131

CENTRAL MARYLAND

(Anne Arundel, Carroll, Harford and Howard counties)

★ **Anne Arundel County Economic Opportunity Committee**
251 West Street
Annapolis, MD 21401-1951
410-626-1900 ext. 1018
(Spanish)

★ **Arundel Community Development Services, Inc.**
2666 Riva Road, Suite 210
Annapolis, MD 21401
410-222-7608
(Spanish)

City of Westminster Office of Housing and Community Development
56 West Main Street
Westminster, MD 21157
410-848-2261
(Westminster residents only)

★ **Harford County Housing Agency**
15 S. Main Street, Suite 106
Bel Air, MD 21014
410-638-3045
(Spanish)

★ **Home Partnership, Inc.**
Rumsey Towers Bldg.
626 Towne Center Drive, Suite 301
Joppatowne, MD 21085
410-679-3200

Howard County Office of Housing and Community Development
6751 Columbia Gateway Drive
Columbia, MD 21046
410-313-6318

GREATER BALTIMORE

(Baltimore County and Baltimore City)

★ **Belair-Edison Neighborhoods, Inc.**
3412 Belair Road
Baltimore, MD 21213
410-485-8422

● **Comprehensive Housing Assistance, Inc.**
5721 Park Heights Avenue
Baltimore, MD 21215
410-466-1990 ext. 0

★ **The Development Corp. of Northwest Baltimore**
3521 W. Belvedere Avenue
Baltimore, MD 21215
410-578-7190 ext. 0

★ **CCCS of MD & DE**
757 Frederick Rd.
Baltimore, Md. 21228
Phone 800-640-2227 ext. 3050

◆ **Diversified Housing Development**
8311 Liberty Road
Baltimore, MD 21244
410-496-1214

★ **Druid Heights CDC**
2140 McCulloh Street
Baltimore, MD 21217
410-523-1350

★ **Eastside Community Development Corp., Inc.**
Atrium Offices at Eastpoint Mall
7835 Eastern Avenue, Suite 302
Baltimore, MD 21224
410-284-9861

★ **Garwyn Oaks Housing Resource Center**
2300 Garrison Blvd., Suite 270
Baltimore, MD 21216
410-947-0084

★ **Greater Baltimore Urban League**
512 Orchard Street
Baltimore, MD 21201
410-523-8150 ext. 221

★ **Harbel Housing Partnership**
5807 Harford Road
Baltimore, MD 21214
410-444-9152

● **Making Choices for Independent Living, Inc.**
3011 Montebello Terrace
Baltimore, MD 21214
410-444-1400
(For disabled borrowers only)

★ **Neighborhood Housing Services of Baltimore, Inc.**
819 Park Avenue
Baltimore, MD 21201
410-327-1200

★ **Neighborhood Housing Services of Baltimore, Inc.**
4115 Frederick Avenue
Baltimore, MD 21229
410-464-0461

★ **Park Heights Renaissance, Inc.**
3939 Park Heights Avenue
Suite 268
Baltimore, MD 21215
410-664-4890

Reservoir Hill Improvement Council, Inc.
2001 Park Avenue
Baltimore, MD 21217
410-225-7547

★ **Southeast CDC**
3323 Eastern Avenue,
Suite 200
Baltimore, MD 21224
410-342-3234 x21

★ **St. Ambrose Housing Aid Center**
321 East 25th Street
Baltimore, MD 21218
410-366-8550 ext. 221

★ HUD approved housing counseling Homebuyer Education agency as of 5/1/12

◆ Only Homebuyer Education identified with this mark is approved for borrower requesting DPA and/or a Partner Match Program loan on property located in Baltimore County.

● Only Homebuyer Education identified with this mark is approved for borrower receiving funds from a Baltimore City program.



LENDERS

LENDER	PHONE
GOLD LEVEL LENDERS	
First Home Mortgage Corp.	877-933-3100
Wells Fargo	301-474-8181
Carrolton Mortgage Services, a Division of Bay Bank, FSB <ul style="list-style-type: none"> Main Office Timonium 	410-561-7515 410-561-8477
SILVER LEVEL LENDERS	
C&F Mortgage Corporation	888-339-8300
Universal American Mortgage Company, LLC	410-772-6182
George Mason Mortgage	301-841-1300
PrimeLending	410-308-8727
Prospect Mortgage, LLC	800-345-0229
BRONZE LEVEL LENDERS	
Primary Residential Mortgage, Inc. <ul style="list-style-type: none"> Towson Forest Hill 	410-663-2222 410-420-4040
Embrace Home Loans <ul style="list-style-type: none"> Anne Arundel County & Southern Maryland Montgomery County 	443-837-3106 301-921-0070
HomeBridge Financial Services, Inc.	443-333-8800
Academy Mortgage <ul style="list-style-type: none"> Glen Burnie Rockville 	410-766-8550 301-251-4777
Corridor Mortgage Group	866-313-9600
Susquehanna Bank	800-298-1300
SunTrust Mortgage	877-825-2321
Mortgage Network	855-736-6525
Southern Trust Mortgage <ul style="list-style-type: none"> Crofton Ellicott City 	410-451-9112 410-750-2167
Annie Mac Home Mortgage	866-312-6682
Caliber Home Loans	866-373-2968
1st Preference Mortgage Corporation	800-321-5055
Envoy Mortgage, Ltd.	443-486-4114
Monarch Bank	301-251-0080
Severn Savings Bank, FSB	800-752-5854
Presidential Bank FSB	800-574-3151
Movement Mortgage LLC	877-314-1499
Homestead Funding Corporation	410-772-2960

FOR MORE DETAILS ON PARTNER LENDERS, AND TO SEARCH BY COUNTY GO TO MMP.MARYLAND.GOV
AND SEARCH FOR "LENDERS"



LENDERS

LENDER	PHONE
BRONZE LEVEL LENDERS	
WCS Funding Group / Happy Mortgage	877-611-4277
Farmers & Merchants Bank	410-239-9650
Franklin First Financial	888-214-7083
Great Plains National Bank	877-939-1919
Peoples Bank	855-722-4800
Union Mortgage Group <ul style="list-style-type: none"> Central Maryland Frederick / Hagerstown 	240-790-5010 301-620-9100
NVR Mortgage <ul style="list-style-type: none"> Baltimore Office Frederick 	410-540-8873 240-566-1001
Fulton Bank	301-791-8500
M&T Bank <ul style="list-style-type: none"> Baltimore Metro Area & Eastern Shore Frederick, Montgomery & Washington Counties 	410-354-8720 800-380-2193
Mortgage Master, Inc. (Columbia)	410-290-2490
BB&T	410-764-0663
Industrial Bank, N.A.	301-839-4600
DHI Mortgage Company	888-341-8201
Apex Home Loans, Inc.	301-610-9600
Mortgage Access Corp. (dba Weichert Financial Services)	301-762-2935
Old Line Bank	800-843-7250
Bay Capital Mortgage Corporation	410-974-6044
Equity Resources, Inc.	800-270-7082
CitiMortgage, Inc.	443-486-8932
Millennium Financial Group, Inc.	301-371-8850
Sandy Spring Bank	800-869-8523
Chesapeake Bank of MD	800-746-2375
First Heritage Mortgage, LLC	240-223-1700
New Penn Financial, LLC	240-631-6603
1st Portfolio Lending Corporation	301-850-0080
The Federal Savings Bank	855-712-2029
Howard Bank	410-465-3786
Access National Bank	800-432-4195
Prosperity Home Mortgage, LLC	410-583-5900
SWBC Mortgage	410-939-8680

FOR MORE DETAILS ON PARTNER LENDERS, AND TO SEARCH BY COUNTY GO TO MMP.MARYLAND.GOV
AND SEARCH FOR "LENDERS"



ELIGIBLE LOCATION OF PROPERTIES

There are certain restrictions on WHERE a property purchased with an MMP loan is located, based on:

1. The TYPE OF PROPERTY BEING PURCHASED

AND

2. The HOMEOWNERSHIP STATUS OF THE BORROWER

Refer to the table below to determine the property location restrictions based on these factors.

		2. HOMEOWNERSHIP STATUS OF THE BORROWER	
		First-Time Homebuyer*	Move-Up Homebuyer**
1. TYPE OF PROPERTY BEING PURCHASED	Purchasing an existing home	Property may be anywhere in Maryland	Property must be in a Targeted Area
	Purchasing/building a new home**	Property must be in a Priority Funding Area	Property must be in both a Targeted Area AND a Priority Funding Area

* A "First-Time Homebuyer" is defined as someone who has not owned a principal residence in the last three years. A "Move-Up Homebuyer" is someone who has owned a principal residence in the last three years, and is purchasing a new home. To qualify for a Maryland Mortgage Program loan, Move-Up Homebuyers must sell their currently-owned residential property before purchasing their new home.

** A new home is defined as a property that is less than one year old.

TARGETED AREAS

Targeted Areas are geographic locations throughout the State of Maryland where responsible and sustainable homeownership is supported and encouraged through incentives and other state and local programs. Targeted Areas are often full counties, but may also be parts of counties. They are often defined by federal Census Tract boundaries but may be defined by other community definitions, and they are designated by the federal government.

The Maryland Mortgage Program is available to First-Time Homebuyers that meet income and other eligibility requirements to help them purchase a residence anywhere in the state. However, homebuyers DO NOT need to be First-Time Homebuyers if they purchase a property in one of Maryland's Targeted Areas. In addition, higher income and purchase price limits apply to homebuyers purchasing property in a Targeted Area.



ELIGIBLE LOCATION OF PROPERTIES

TARGETED AREAS IN MARYLAND

To identify whether a property is in a Targeted Area, we start at the County level. Each County is in one of the following categories:

- Full Targeted Area – the entire County is considered a Targeted Area;
- Partial Targeted Area – only portions of the County are considered a Targeted Area; or
- Non-Targeted Area – no part of the County is considered a Targeted Area.

FULL TARGETED AREA COUNTIES	PARTIAL TARGETED AREA COUNTIES	NON-TARGETED AREA COUNTIES
Allegany County Baltimore City Caroline County Dorchester County Garrett County Kent County Somerset County	Anne Arundel County Baltimore County Frederick County Harford County Montgomery County Prince George's County Washington County Wicomico County	Calvert County Carroll County Cecil County Charles County Howard County Queen Anne's County St. Mary's County Talbot County Worcester County

For the Partial Targeted Area Counties, the following table provides details of the location of Targeted Areas within each County:

COUNTY	TARGETED AREA DESCRIPTION
Anne Arundel	Census Tract 7401.05
Baltimore County	West Catonsville, Oella, East Towson; Census Tracts 4016.02, 4906.05, 4914.01, 4906.05, 4595.04, 4213.00
Frederick	Census Tracts 7501.00, 7503.00
Harford	Census Tract 3029.01
Montgomery	Census Tracts 7007.24, 7014.22, 7016.01, 7032.13
Prince George's	Brentwood, Capitol Heights, Colmar Manor, Fairmont Heights, Mt. Rainier, North Brentwood, Seat Pleasant; Census Tracts 8032.00, 8034.01, 8035.09, 8043.00, 8048.00, 8056.01, 8056.02
Washington	City of Hagerstown; Census Tracts 0003.02, 0004.00, 0007.00, 0009.00
Wicomico	Census Tracts 0001.00, 0003.00, 0005.00, 0102.00

LOCATING A CENSUS TRACT USING A STREET ADDRESS

Use the *Federal Financial Institutions Examination Council's (FFIEC) tool*, located at www.ffiec.gov/Geocode to determine the Census Tract of an address.

PRIORITY FUNDING AREAS

Maryland's Priority Funding Areas (PFAs) are existing communities and places where local governments want State investment to support future growth. The following areas qualify as Priority Funding Areas:

- every Maryland municipality, as they existed in 1997;
- areas in Maryland that are inside the Washington Beltway and the Baltimore Beltway;
- areas that have been designated as enterprise zones, neighborhood revitalization areas, heritage areas and existing industrial land;

Some other areas may be designated as Priority Funding Areas by counties if they meet certain guidelines. The Maryland State Department of Planning has an Interactive Map at <http://planning.maryland.gov/ourproducts/pfamap.shtml> that you can use to determine if a property is in a Priority Funding Area, based on its address.

FOR MORE DETAILS ON PROPERTIES GO TO MMP.MARYLAND.GOV AND SEARCH FOR "PROPERTIES"



Learn more about the
Maryland Mortgage Program at

mmp.maryland.gov

